

## NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, January 14, 2009  
Conference Room 3  
TOWN HALL  
7:00 p.m.

### A G E N D A

#### I. ROLL CALL

#### II. PUBLIC HEARINGS

- A. Petition 48-08 – Newington Plan and Zoning Commission applicant, 131 Cedar Street, Newington, CT 06111, Attention: Edmund Meehan, Town Planner, request for Zone Regulation proposed Section 6.13 Accessory Apartments, permitted in R-20 and R-12 Zone Districts by Special Exception. Continued from December 10, 2008.

#### III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

#### IV. MINUTES

December 10, 2008 – Annual Meeting  
December 10, 2008 – Regular Meeting

#### V. COMMUNICATIONS AND REPORTS

- A. Newington Park and Recreation Commission, proposed Badger Field concession stand and storage structure replacement – submitted for informational purposes.
- B. Newington Town Council – 8-24 Referral proposed lease of Town property at Anna Reynolds School for cell tower use.

#### VI. NEW BUSINESS

- A. Petition 49-08 -Lot 5 Costello Road, Raymond Gagnon applicant, 3287 Berlin Turnpike, Newington, Amigo Corporation, 299 John Downey Drive, New Britain, CT 06053 owner, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT, 06111, request for Site Plan Development, Section 5.3, 8,000 sq. ft. building, PD Zone district, Inland Wetlands Report required.
- B. Petition 50-08 – Corner of Pane & Maselli Roads (west side) White Birch Crossing, LLC, owner and applicant, 638 Church Street, Newington, CT 06111, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for Site Plan Development, Section 5.3, 23,340 sq. ft. single story building. PD Zone District.

- C. Hunter Development Company, LLC-Shoppes at East Cedar Street: Joint motion and stipulation for approval of Settlement Agreement, May 14, 2007, request to discuss modification, Michael Friesbie, P.O. Box 366 East Long Meadow, MA 01028.
- D. Linda L. Aieta and Michael Roche and Kathleen Roche vs Planning and Zoning Commission, Town of Newington and Three Angels Seventh Day Adventist Church – Attorney Justin Clark, Special Counsel, Pepe & Hazard, LLP, 225 Asylum Street, Hartford, CT 06103

**VII. OLD BUSINESS - None**

**VIII. PETITIONS FOR SCHEDULING (TPZ January 28, 2009 and February 11, 2009)**

- A. Petition 01-09 – Deming Street (west side) former Peckham Farm parcel, Deming Street Associates, LLC owners and applicant, 145 Dividend Road, Rocky Hill, CT 06067, represented by James P. Cassidy, Hallisey, Pearson & Cassidy, 35 Cold Spring Road, Unit #511, Rocky Hill, CT 06067, request amendment of Petition 74-06 Special Exception, approved April 25, 2007, for single family age restrictive homes, fifty five or over. Section 3.19.2 PD Zone District. Schedule for Public Hearing January 28, 2009.
- B. Petition 02-09 - Deming Street (west side) former Peckham Farm parcel, Deming Street Associates, LLC owners and applicant, 145 Dividend Road, Rocky Hill, CT 06067, represented by James P. Cassidy, Hallisey, Pearson & Cassidy, 35 Cold Spring Road, Unit #511, Rocky Hill, CT 06067, request amendment of Petition 75-06 Site Plan Development, approved April 25, 2007, for single family age restricted homes, fifty five or over, Section 5.3 PD Zone District. Schedule for presentation January 28, 2009.

**IX. PUBLIC PARTICIPATION**  
(For items not listed on agenda)

**X. REMARKS BY COMMISSIONERS**

- A. RFP No. 4 2008-09 Plan of Conservation and Development consultant selection and recommendation to the Town Manager.

**XI. STAFF REPORT**

- A. Bond Reduction – Newington Ridge, Toll Brothers.

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner

